



283 BECKER Street
Kitchener, ON N2B 1X8



MR/Multi-Unit - 3 Units/Sale

Price : \$625,000

MLS® #: **30762286** Status: **Active**
 Region: **Waterloo** DOM:
 Municipality: **2 - Kitchener East**
 Neighbourhood: **224 - Heritage Park/Rosemount**
 Bldg Type/Style: **Detached/2 Storey**
 Age/Yr Built: **51-99 Years** Total Units: **3**
 Sq.Ft: **1836 / Public Records** Acres/Rng: **< 0.5**
 Taxes/Year: **\$4,193/2019** Storey(s): **2.0**
 Legal Desc: **PT LT 21-22 PL720 KITCHENER AS IN 1241781**
 Current Use: **Residential** Ownership: **Freehold**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RED AND WHITE REALTY INC.**
 CrossSt/Dir: **KRUG ST**

Property Details

Roof: Asphalt Shingle	Yr Roof Repl:	Air Cond Type: Window Unit
Exterior: Brick	Elevator:	Pool:
Foundation: Poured Concrete	Water Meter:	Fireplaces:
Bsmt Size/Fn/Dev: Full/Fully Finished	Waterfront:	UFFI:
Soil Type: Location: Urban	Fronting On:	VisitAble:
#/Type of Garage: 2.0/Detached	Total Parking Spaces: 4	Energy Cert:
#/Driveway/Type: 2.0/Front Yard, Private Single Wide/Asphalt	Assigned Spaces:	
Fire Protection: Carbon Monoxide Detector, Smoke Detector	Laundry/Access: Coin Operated/Yes	

Remarks

Well cared and maintained purpose-built triplex in Heritage Park/Rosemount ideally located short drive to Stanley Park steps away from groceries, shopping, transit, expressway access, and all amenities. Two spacious 2 bedroom units with separate living-room and eat-in kitchen, also one- 1 bedroom unit with a separate kitchen and living room. Ample parking in the rear and two detached car garages. Family-friendly neighborhood. Roof 2014, all windows replaced, electrical and plumbing updated. Tenants pay separate hydro and hot water. Long term good tenants. Excellent investment opportunity.

Property Features

Interior Features:
 Exterior Features:
 Inclusions: **3 fridges, 3 stoves, washer, dryer (coin operating)**
 Exclusions: **Tenant belongings.**

Roll#: 301203001413500	Assessment: \$377,500/2019	Survey: None
Pin#:	Zoning: R2A	HST Applicable: No
Lot Shape: Rectangular	Frontage: 51.08 Ft	Irregularities:
Fin Info Is:	For Yr Ending: 2018	P/L Proforma:
Rental Income: \$29,448	Other Income:	Net Income: \$20,801
Expenses: Actual	Total Op Exp: \$8,647	Laundry Inc: \$300
Admin Fee:	Bldg Insur: \$672	Maint/Repairs: \$1,130
Heat Expenses: \$2,136.45	Hydro Exp: \$574	Water Exp:
Comm Elem Fee:	Adl Mnth Fees:	Rent Regi:
Tenant Pays: Cable TV, Hydro, Other - see Remarks	Leases: No	Property Taxes: 4,193.00
		NOI:
		Laund Rentals:
		Mgmt Expense:
		Other Exp:
		Vacancy Allowance:

Units Information

<u>Number of Units</u>		<u>Equipment Included</u>	
Bachelors:	6 + Bedrooms:	Refrigerators: 3	
1 Bedrooms: 1	Industrial:	Stoves: 3	
2 Bedrooms: 2	Office:	Washers: 1	
3 Bedrooms: 2	Retail:	Dishwashers: 0	
4 Bedrooms:	Other:	Dryers: 1	
5 Bedrooms:		Microwaves: 0	
	Rooms: 3		
	Student Roomers:		
	Units Occupied: 3		
	Stories: 2.0		

Listing Information

Financing: Seller To Discharge	Occupant: Tenant	Possession: Immediate
Sign:	Deposit: 25000	SPIS: No/No
Commence Date: 09/03/2019	Under Contract: None	
Holdover Days:		

Prepared By: KRISTYNA SWITALSKA,
Salesperson
RED AND WHITE REALTY INC.

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